

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 9 November 2009.

Item 1. Chairperson Wally Riggs called the meeting to order at 1905 hours and the Pledge of Allegiance was recited.

- Planning Group members Dillard, Bowen, Walls, Krickhahn, Riggs, Bretz, Manning, Myrick, Hertel and Gabler were present, forming a quorum of 10.
- Planning Group members Ulm, Slagill and Harris were absent, but excused.
- Planning Group member Vandover was absent, unexcused. Seat 14 is vacant.
- Mary Manning moved that the Group approves the minutes of the meeting on 14 September 2009 as submitted. The motion passed (10 yes; 0 no; 0 abstain).
- Wally Riggs requested that the minutes of the meeting on 12 October 2009 be corrected so that Item 6, page 2, the vote on the motion is reported as “11 yes; 0 no; 1 abstain: Walls,” rather than “11 yes; 0 no; 0 abstain.” Jeff Myrick moved that the Group approves the minutes of the 10 October 2009 meeting with the suggested correction. The motion passed (10 yes; 0 no; 0 abstain).
- There were no expense reimbursement requests.

Item 2. Announcements.

Mary Manning, Harbison Canyon, announced that:

- Alpine Fire Safe Council is sponsoring a curbside chipping event in Harbison Canyon on 4 December 2009; and
- On 5 December 2009 from 2 to 5 PM there will be a Community Christmas Party and Potluck at the Community Center, including entertainment by the Victorian Singers and a visit and free photo opportunity with Santa Claus.

Wally Riggs, Dehesa, announced that:

- An updated, correct and current edition of the Planning Group member list with addresses is being distributed to everyone; and
- The Department of Planning and Land Use has issued a denial of the Bongiovoni Project due to the applicant's inaction; and
- The County granted an 18-month time extension, as requested by the applicant (and recommended for approval by the Planning Group) for the Crestlake Project.

Item 3a. Open Forum. Cathy Chadwick, Crest, informed the meeting that she had condensed Ms. Seebold's comments regarding the undergrounding of electric power lines in Crest, and had sent them to Wally Riggs for distribution.

David Richardson, Crest, reported his observation of activity at/on the Crest microwave towers and asked if it was a project that had come before the Planning Group; he also asked about the composition of the Planning Group with regards to elected and appointed members. < Chairperson Wally Riggs recalled that the Planning Group made a formal request to remove the microwave towers. > Mr. Richardson reported that now there are 8 new cellular antennas on the towers.

Item 3b. Group Forum. Mary Manning, Harbison Canyon, informed the meeting that on 28 October at the Alpine Elementary School, the Grossmont Unified High School District is providing a public presentation of its plans (not an open forum; no input desired) for

the “Alpine High School, Number 12”; and that at 6:30 PM that evening there is a design meeting for the new high school at the Alpine County Sheriff’s Station.

Item 4/5a. Committee Reports. 2020 General Plan Steering Committee and Interest Group Update. Chairperson Riggs provided a brief summary of the GP 2020 project planning effort for the attending public. There was no committee report.

Item 6a. Private Project Proposal. AD 09-045, Brooks, Second Dwelling Unit, 1385 Gibson Highlands, Crest. Janet Dillard and Pat Ulm reviewed the proposed second dwelling unit for the Planning Group. At a previous meeting the Planning Group heard the proposal and declined to take action; this was to allow completion of the required comment period for notified neighbors adjacent to the project. Since then the project was decreased slightly from 1,200 square feet to 1,145 square feet and a designated carport is included; it is 400’ from the public road; all County development requirements are met. No comments from the notified adjacent neighbors were received.

Janet Dillard moved that the Planning Group recommends approval of AD 09-045 on the condition that the applicant complies with all of the County requirements discussed and on record. The motion passed (10 yes; 0 no; 0 abstain).

Item 6b. Private Project Proposal. TPM 5380 RPL 2, Singing Hills Estates, Odum Property, Crest. Chairperson Riggs explained that Pat Ulm has reviewed the project for the Planning Group, but she is absent. He introduced Lee Vance, Land Use Planner and representative for the project applicant, who gave a brief presentation to describe the current project. In 2005 the Singing Hills Estates project was 255 dwelling units on 957 acres, but the current project is 129 dwelling units on 520 acres, following the sale of 437 acres of the original project acreage to the Endangered Habitats League. The applicant’s redesigned project must be reviewed and ultimately approved by the County, and this process is underway. The County has accepted that the project can be provided with the necessary access roads, and this includes access to Dehesa Road via Sycuan Summit Drive on a valid easement; the applicant has submitted eighteen separate reports on various aspects (stormwater runoff control; traffic impacts; visual impacts; biological resources; cultural resources; fire protection plan; etc.), and a scoping letter from the Department of Planning and Land Use is expected in December that will discuss any additional studies or reports still required. The applicant anticipates preparation of an Environmental Impact Report.

During public discussion, 19 speakers from the Crest area expressed concerns about various potential impacts of the new project (e.g., growth inducing impacts of extending Otay Water District sewer service; urban-style clustering, and disregard for existing rural character of the surrounding community; extensive grading and land form modification; traffic impacts to existing community roads; conflicts with conservation and protection of sensitive natural resources; cumulative contributions to the destruction of the rural dark night skies; inadequate compliance with the plans of the adopted County Trails Map; etc.) 2 persons spoke favorably about potential benefits of the project for the community (fire hydrants and better emergency road access; increased local tax revenue collected for local fire departments).

Planning Group members discussed the differences between the current project and the original Singing Hills Estates project that obtained the PAA that is now pipelined and exempted from the GP2020 development standards and requirements; they discussed the concerns about the potential impacts expressed by the public; and they discussed the conflicts between the project and the existing/revised Community Plan. Lory Walls reported that the Dehesa Valley Community is opposed to the proposed project due to its impacts to Dehesa Road and the surrounding rural communities.

Wally Riggs moved that the Planning Group recommends denial of TM 5380 RPL2 and the Singing Hills Estates project as proposed because:

- 1) The project is not consistent or compatible with the existing and revised (for GP 2020) Crest Community Plan, and is in direct opposition to a number of the Plan's policies and goals.
- 2) The Planning Group believes that the project does not fit the criteria for being a "pipelined" project, and that any development on the property should be subject to GP 2020 Land Use Designations and Zoning.
- 3) The project densely clusters many homes on very small lots, denying the rural character of the community.
- 4) The project does not include all of the community hiking and riding trails that are designated for the property on the adopted County Trails map.
- 5) The project is completely different from the original project given the PAA, which is now outdated, inappropriate and should be terminated.

The motion passed (9 yes; 1 no: Hertel; 0 abstain).

Item 7. Public Project Proposal. Park Lands Dedication Ordinance (PLDO) Project Priority List. Chairperson Wally Riggs and PLDO Subcommittee Chairperson Judy Bowen agreed to continue this item and consider it at the December meeting.

Item 8. Unfinished Business. None.

Item 9. New Business. None.

Item 10. Mark Gabler moved adjournment at 2100 hours. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)